



SOUTH BEAVERTON **Neighborhood Association** **Committee (NAC)**

- ★ Thursday, February 13, 2003 7:00 p.m.
- ★ Southridge High School Community Room
9625 SW 125th Avenue

Questions? Call Richard Poulo, NAC Chair, at (503) 579-3143
Or visit our website: sbnac.homestead.com

A South Beaverton Meeting with Mayor Rob Drake

Mayor Drake will speak on the state of the city and then take questions. The mayor is not only Beaverton's chief executive; he is a member or chair of many policy-making bodies that affect us. This is the time to meet Mayor Drake and ask any questions, make any comments, voice any complaints.

Topics you raise are limited only by your imagination but some possibilities are taxes, fluoridation, traffic, the library, tree preservation, urban growth boundary, city services, zoning changes, expected population growth, planning for growth (including water supply, housing density and traffic), joint projects with neighboring cities, Metro regional planning, Metro requirements imposed on Beaverton, and just what is the purpose of all the committees he serves on that are listed below.

The Mayor deals with many issues but by the time they affect you visibly they are too late to change, so come ask questions and make comments now.

Rob Drake represents us on the following boards and committees.

- League of Oregon Cities Board - President
- Governor's Liquor Control Commission Task Force - Chair
- Institute of Portland Metropolitan Studies Board - Chair
- Metropolitan Economic Policy Task Force - Chair
- Regional Emergency Management Group - Chair
- Joint Policy Advisory Committee on Transportation – Wash. County representative
- Metro Policy Advisory Committee
- Washington County Jail Advisory Board
- Westside Economic Alliance Board

Attachments:

- January Minutes
- Land Use Bulletin

ADA Notice: This information is available in large print or audio tape upon request. In addition, assistive listening devices or sign language interpreters are available at any public meeting with five days advance notice. To request these services, call (503) 526-2243 voice/TDD.

We would like to begin distributing information to NAC members (including agendas and minutes) by email. If you are interested in receiving NAC information by email, please provide your name and email address to our office at pmoore@ci.beaverton.or.us. If you have any questions, please call Megan Callahan, Neighborhood Program Manager, at 503-526-2243.

****Please note:** If you provide your email address to the City, it is considered public information and could be given to any entity upon request.**

The agenda and minutes contained in this packet were developed by members of your Neighborhood Association Committee (NAC). They are distributed by the City of Beaverton's Neighborhood Program in an effort to promote and encourage public involvement. For additional information, please call the Neighborhood Program at 503.526.2243.

SOUTH BEAVERTON NAC LAND USE BULLETIN

1/30/03

PROJECT TITLE	LOCATION	PUBLIC HEARING DATE	PROPOSED ACTION	STATUS
1. PROGRESS QUARRY CUP2002-0027 CUP2002-0028 SB2002-0016 TPP2002-0006 BDR2002-0180	Located on the reclaimed rock quarry, south of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154 th Avenue and SW Horizon Boulevard	Facilities Review Committee 2/19/03 <u>and</u> Planning Commission 3/12/03 7 p.m. <u>and</u> Board of Design Review 3/13/03 6:30 p.m. (Written comments due by 2/18/03.)	<p>The following land use applications have been submitted for a 110-acre mixed-use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the construction of a recreation trail along the southern portion of the project site, and the construction of a lake.</p> <p>The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Outline Concept Plan (PUD-OCP). The applicant has submitted a general concept plan for the 110 acre site identifying three phases of development for the proposed Planned Unit Development. The applicant has proposed specific design concepts for Phase 1 and 2, the residential developments, but does not provide specific information on the development of Phase 3, the commercial area.</p> <p>The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Preliminary Development Plan (PUD-PDP). The CUP will review the specific development of 740 multi-family residential dwellings and associated improvements as one planned development. Pursuant to Section 40.05.15.3 of the development code, the CUP-PUD has requested deviations to certain site development requirements found in the zoning designations of the parent parcels</p> <p>The applicant proposes 348 lots to allow ownership of townhomes, apartment buildings, and commercial and with multiple tracts for associated improvements. Access to the site is through a street system consisting of public and private streets connecting to existing streets such as SW Barrow Road, SW Horizon Boulevard, SW Sagehen Street, SW Chukar Terrace, and SW Menlor Lane. The applicant requests a series of Street Design Modifications to multiple public streets throughout the development.</p> <p>Request for approval of a Tree Preservation Plan for the development of a mixed use Planned Unit Development within a significant tree grove identified as grove NX4 on the City of Beaverton's Tree Inventory. This request will be reviewed by the Planning Commission through a public hearing.</p> <p>The applicant requests Board of Design Review approval to construct approximately 746 multi-family attached dwellings as part of a Planned Unit Development. The dwellings are proposed to be a combination of town homes, carriage flats, and apartment buildings. The proposal also includes but is not limited to associated improvements such as parking, carports, landscaping and lighting.</p> <p><i>Staff contact: Sambo Kirkman at (503) 350-4083.</i></p>	Awaiting Decision

PROJECT TITLE		LOCATION	PUBLIC HEARING DATE	PROPOSED ACTION	STATUS
2.	PROGRESS QUARRY ACCESS SPACING- LOOP STREET VAR2003-0001 VAR2003-0002 VAR2003-0003	South of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154 th Avenue and SW Horizon Boulevard	Facilities Review Committee 2/19/03 <u>and</u> Planning Commission 3/12/03 7 p.m. (Written comments due by 2/18/03.)	<p>The following applications have been submitted in association with the Progress Quarry development. The overall proposal is for a 110 acre mixed use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the construction of a recreation trail along the southern portion of the project site, and the construction of a lake.</p> <p>The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for the Loop Street, which is designated a Collector street.</p> <p>The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Local' streets shall not exceed 530 feet and that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'G', 'H', 'I', and 'J' within area 'D' of the proposed Progress Quarry development.</p> <p>The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Neighborhood Route' streets shall not exceed 660 feet and that access points on 'Local' streets shall not exceed 530 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'A', 'B', 'C', 'D', 'E', and 'F' within areas 'A' and 'B' of the proposed Progress Quarry development.</p> <p>Staff contact: Liz Shotwell at (503) 350-4082.</p>	Awaiting Decision

South Beaverton Neighborhood Association
Southridge High School Community Room
Minutes from January 9, 2003

Attendance:

Ernest Pease	Roy Dancer	Dick Lukins
Mark Boguslawski	David Endres	TVF&R E66
George Russell	Christine Lent	Joe Sousa
Pat Sousa	Jean Hartman	Betty Bode
Wayne Horscroft	Eric Steve	Lisa Yamin
Peggy Kucera		

Meeting called to order at 7:08pm by Krystal Pease, Vice Chairman

TVF&R Report - by Dan Bennes, captain of Station 66 on the corner of Brockman and Davies:

- Channel 2 news had recently brought to light a study that showed **children younger than 12 years of age often do not wake up with a home fire detector** – even with the alarm buzzing just a few inches from their ears. Dan strongly recommended that families re-think their escape plans to include parents going to get the younger children and helping them to escape the fire. The traditional family plan calls for each person to escape on their own and meet at an agreed upon place. This could be a deadly practice if the child does not wake with the alarm.
- Dan also gave a brief overview of TVF&R. There are 22 stations covering an area that generally stretches east to west from Oregon City to Aloha and north to south from Skyline to Wilsonville.
- December was a fairly calm month for their department.
- In general, 75% of their activities are for medical help.

BCCI Report – by George Russell on the year's last meeting - November 26:

- George Russell from the SBNAC was elected vice chair for the coming year. Marv Doty from the Highland NAC will continue another year as chair.
- The Round is coming along nicely. Some occupants are already in their spaces.
- Beaverton is participating in the feasibility study (the Bull Run Initiative Study) of a regional water service. The Council has voted to provide \$20,000 toward the continuation of the study. The process is only in its beginning stages and is far from a done deal, even if the study shows it is feasible.
- Shopping carts left indiscriminately around the City are a problem. It is the responsibility of the merchants to retrieve their property. The City is requesting businesses to take care of the matter. If the request approach does not get the job done, the City may need to develop an ordinance to take care of the matter.
- The group finally agreed on the revised bylaws of the BCCI – which were very outdated – and sent them onto the mayor for final approval.
- The BCCI is comprised of one representative from each NAC and five members at large. Basically, the BCCI is a land use committee (with a little stretch allowed) that began in 1981. The first NAC started up in 1985.

Dog Parks Pro and Con – report by David Endres, Tualatin Hills Parks and Recreation:

- Within Washington County, there are 70,000 registered dogs.
- The study of establishing a dog park within the City's boundaries began in June of 2002. The committee is relying on the AKC (American Kennel Club) guide for proper design of dog parks, along with advice from other cities that have already established dog parks within their boundaries. A successful dog park should meet the following criteria:
 - A nice open space that doesn't interfere with other activities
 - Turf that can easily be maintained
 - Dog parks should include the following:
 - Adequate parking available close-by
 - A water source for the dogs

- The fenced area should be at least a one-acre parcel. A four-foot - high chain link fence could run as high as \$13,000.
- There are at present 200 parks within the 55 square miles that make up the park district. However, most of these are small neighborhood parks.
- The City is considering power-line corridors for dog parks. However, the following problems exist with this plan:
 - Not much parking is available for this area
 - Attention needs to be paid to the heavy machinery that is used by the electric company to maintain the wires
 - A metal fence could possibly create a corona effect with the high power wires overhead
- The City of Tigard had a company donate part of its industrial park to be used for a dog park; and the plan seems to be working out well. The City paid for the fencing; parking was already available; and the dogs do not interfere with any other activities.
- Public relations was brought up from two different angles:
 - Many people do not have children that use the sports fields but often do have dogs that would love to have a place to run. With a dog park, these people would probably feel better about having their taxes work for them, too.
 - Beaverton taxpayers should not be infringing on the dog parks of other cities.
- Dave informed us that dogs on a leash are welcomed in all of Beaverton's parks except the Wildlife Sanctuary near Carr Chevrolet.
- If Beaverton were to establish any dog parks, the City would supply the trashcans and plastic bags necessary for the owners to clean up after their dogs. Several people talked about how wonderful patrons of dog parks are at policing their dogs.

New Business –

Dick Lukins asked to be on the NAC Committee Board. He was not in town the night of the elections. George Russell moved that Dick Lukins be on the committee. Lisa Yamin seconded it. Dick was elected unanimously.

General items –

Home Depot has bought the old Montgomery Ward property and the old Home Base property. Construction is underway on the main store which is located on the Montgomery Ward property. In the future, Home Depot will use the Home Base property for a decorating center.

The meeting was adjourned at 7:45pm by Krystal Pease.

The meeting was recorded by Peggy Kucera.